

\$245,800 - 303 7907 109 Street, Edmonton

MLS® #E4450685

\$245,800

2 Bedroom, 2.00 Bathroom, 792 sqft

Condo / Townhouse on 0.00 Acres

Queen Alexandra, Edmonton, AB

Welcome to University Properties, a classic brick-faced, low-rise concrete and steel building offering premium living just steps from the University of Alberta. This bright corner unit on the third floor features two bedrooms, two full bathrooms, 9' vaulted ceilings, in-suite laundry, and central A/C. The open-concept layout includes a chef's kitchen with stainless steel appliances, granite countertops, a breakfast bar, and a stylish mix of hardwood and ceramic tile flooring. Large Low-E windows fill the space with natural light. Relax by the cozy gas fireplace or on your private balcony with wrought iron detailing, a gas BBQ hookup, and tranquil green views. This pet-friendly building (one pet under 10kg with board approval) is known for its solid construction and soundproofing. Condo fees include all utilities except power. Enjoy easy access to U of A, Whyte Ave, the University Hospital, downtown, river valley trails, and the vibrant shops and cafés of Old Strathcona and the best schools in the city.

Built in 2008

Essential Information

MLS® # E4450685

Price \$245,800

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	792
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	303 7907 109 Street
Area	Edmonton
Subdivision	Queen Alexandra
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1C7

Amenities

Amenities	Air Conditioner, Intercom, No Animal Home, No Smoking Home, Parking-Visitor
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Brick
Exterior Features	Paved Lane, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel

Construction	Concrete, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	86
Zoning	Zone 15
Condo Fee	\$712

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